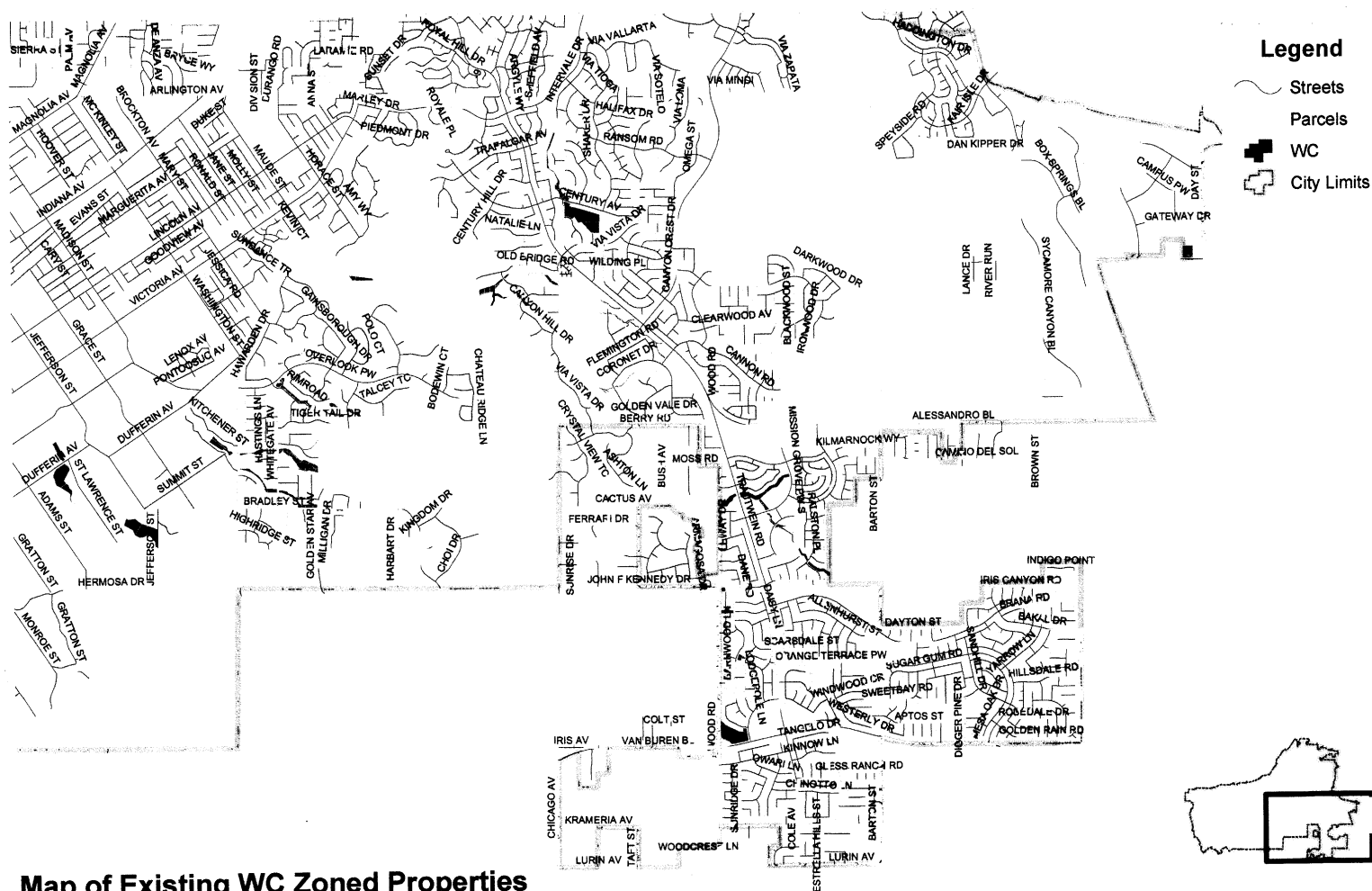


**Zoning Code Figure I –
Map of Existing WC Zoned Properties and Letters of
Concern**



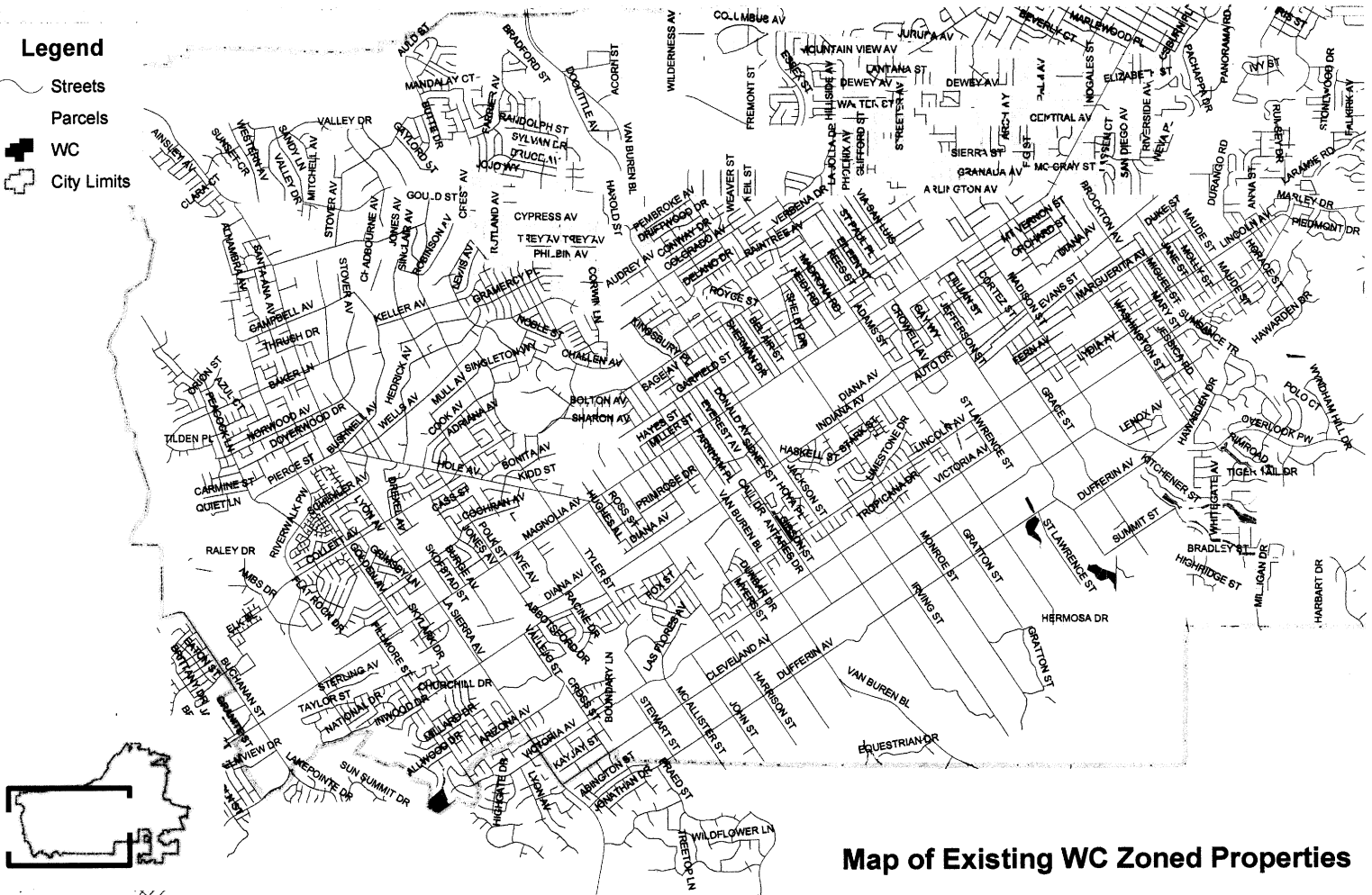
Parcels

 WC City Limits



Legend

- Streets
- Parcels
- WC
- City Limits



Map of Existing WC Zoned Properties

Red @ PC 3-3-05

Signed original

Mr. David Agnew
Planning Commission Chairperson
and Planning Commissioners
City of Riverside
3900 Main Street
Riverside, California 92522-0162

March 3, 2005

Regarding: Case Number P04-0178, Location: AP 242272001

The subject property is proposed to be rezoned from the Water Course Zone (WC) to single family residential with a Water Course Overlay Zone (R-1-1/2acre-WC) and the General Plan land use designation Residential Estate (RES) is proposed to be changed to Very Low Density Residential (VLDR) for consistency with the proposed General Plan 2025

My wife and I have several concerns regarding the proposed change of zone as it ultimately affects the use of our property and that of our neighbors. We attended the first Public Hearing on February 17, 2005 however we decided to leave having seen how difficult it would be to provide testimony given the large number of people that attended the meeting and noting the Commission's request for the public to return when a larger venue could be found for the hearing.

Since that time we received a letter from Mr. Ken Gutierrez, Planning Director dated February 25, 2005 stating that the proposal to the General Plan 2025 Program, "Conversion of the WC – Water Course Zone to the WC – Water Course Overlay Zone ... is a technical change that does not affect the permitted use of the property." We are the original purchasers of the property and we believe that Mr. Gutierrez statement is not correct. We request changes in the final text to ensure continuation of the current uses allowed by right rather than creating or establishing existing uses that are no longer allowed under the proposed zoning or as grandfathered uses. Furthermore the "Notice of Public Hearing" and Mr. Gutierrez's letter are silent on the change of zone on the residential portion of our property which seems to be from R-1-130 to R-1-1/2.

I will summarize the impacts to our property and provide details afterwards in the balance of our letter:

The proposed action did not describe the change of zone for the residential portion of our lot from R-1-130 to R-1-1/2 or that the front and back portions of the property would have different residential zoning. I have not fully ascertained if there are any impacts beyond that noted in subsequent text.

The proposed action would prohibit agriculture in the R-1-1/2 zone, however, it would be allowed in the Water Course Overlay Zone and it proposes to prohibit tree crops which are currently allowed. The original developer, Manning Homes,

Case Number P04-0178, Location: AP 242272001, Change Water Course Zone (WC) to Single Family Residential with Water Course Overlay Zone (R- 1-1/2acre-WC)

Page 2

retained existing trees and was required to plant new trees and ground cover within the Water Course Zone to re-establish the character of a water course. We have expanded that theme by planting various species of palm, citrus, palo verde, peach, plum, almond, oak, pepper, sycamore, cottonwood and eucalyptus. We would like to see a theme of planting appropriate trees encouraged within the Water Course Zone throughout our neighborhood and other areas where this zone is established rather than tree crops being prohibited.

While our lot is not large enough for animal keeping, several of our neighbors' properties to the west are larger than one acre. Some of those neighbors have horses and we support the continuation of that use by right even if that use has not yet been established. We do not do not want to see it eliminated by the proposed zone change.

The following states the facts and portions of the existing zoning code that affect our property and that of our neighbors:

1. The property AP 242272001, located at 1390 Ridgeline Drive has two zones applied to it; the single family residential zone of R-1-130 encompasses the front approximately 134 feet and the Water Course Zone portion of the property covers the back 111 feet of the property.
2. Subsection E of Section 19.10.020, Uses permitted, of the current zoning code for the Residential-1 (R-1) zone states that following use is permitted, "The grazing, raising or training of equine, riding stables or academies, sheep and cattle; provided that the lot has a minimum area of one acre and animals are not housed or pastured within one hundred feet of any residence". The text goes on to limit the number of animals to not more than two per acre.
3. Subsection A.1. of Section 19.51.020, Uses permitted, of the current zoning code for the Water Course (WC) Zone states that the following uses shall be permitted in a water course zone, "Raising of field crops, row crops, berry and bush crops, truck gardening, flower gardening and growing of nursery plants;".
4. Subsection A.2. of Section 19.51.020, Uses permitted, of the current zoning code for the Water Course (WC) Zone states that the following uses shall be permitted in a water course zone, "Keeping of horses, sheep, goats or cattle, provided that no animals shall be kept on a site less than one acre and not more than one animal shall be kept for each half acre of the site area. No animal shall be kept within one hundred feet of a dwelling;".

Bullet points 1 and 3 apply directly to our property. Bullet points 2 and 4 do not apply directly to our property since it is less than one acre, however, several neighbors to the

Case Number P04-0178, Location: AP 242272001, Change Water Course Zone (WC) to Single Family Residential with Water Course Overlay Zone (R- 1-1/2acre-WC)

Page 3

west do have properties large enough for animals or in fact currently have animals on their property.

The proposed zoning changes in General Plan 2025 would limit the use of our and our neighbors' properties. I have summarized those changes as follows:

1. Subsection D. of Section 19.100.010, Residential Estate Zone (RE) and the R-1-1/2 Acre Zone, states that "The Residential Estate Zone (RE) and the R-1-1/2 Zone are established to provide areas for large lot single-family residences where the keeping or livestock and other farm animals and agricultural uses are not permitted."
2. Section 19.100.030, Permitted Land Uses, notes that Table 19.150.020 identifies permitted uses and also states that uses not listed are prohibited ... Table 19.150.020 indicates that Agriculture, Animal Keeping are both excluded in the RE zone, Animal Keeping is excluded in the R-1 zone.
3. Table 19.230.020 of Section 19.230.020, Permitted Land Uses of Water Course Overlay Zone (WC), states that agriculture is "restricted to field crops and vine crops. Tree Crops are prohibited."
4. Table 19.230.020 of Section 19.230.020, Permitted Land Uses of Water Course Overlay Zone (WC), states that Animal Keeping is "restricted to grazing animals and subject to Section 19.270.030(G)."
5. Section 19.270.030(G) seems to be in error since 19.270 pertains to Bus Terminals. Section 19.420 pertains to Animal Keeping and follows the permissions and exclusions noted in Table 19.230.020.

Bullet 1 and 3 apply directly to our property. Bullets 2, 4 and 5 prohibit animal keeping on our neighbors' property. We request that the text placing new restrictions prohibiting tree crops be removed, otherwise Mr. Gutierrez statement that the changes are technical in nature is not correct. Furthermore we request that the restriction against animal keeping in the R-1-1/2 be modified to only exclude lots less than one acre.

There is one more issue we would like to see addressed, The current zoning code states that accessory structures are only allowed in the Water Course Zone with a conditional use permit. The proposed Zoning Code, Table 19.230.020 found in 19.230, Permitted Land Uses of Water course Zone (WC), indicates that a conditional use permit is required and states further "As Permitted by the underlying zone and not significantly affecting the carrying capacity of the particular flood way, subject to approval of the City Engineer."

The requirement that the City Engineer determine that the carrying capacity of the flood way not be affected is fully understandable, however, the requirement for a conditional use permit is extremely onerous for residential uses, especially for such minor uses as

Case Number P04-0178, Location: AP 242272001, Change Water Course Zone (WC) to Single Family Residential with Water Course Overlay Zone (R- 1-1/2acre-WC)

Page 4

accessory structures that by code section are limited in size and include other constraints regarding total lot coverage, location, etc.

We ask that the Commission change the text to indicate accessory structure in the Water course Overlay Zone require an application for a variance including minor variances and administrative variances as currently allowed by the zoning code.

Please note that we have discussed these issues with our neighbors listed below, they support the opinions stated in this letter and they have authorized us to speak on their behalf, even when they were not available to sign the letter.


Respectfully



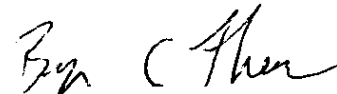
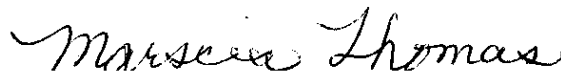
Donald and Gail Williams
1390 Ridgeline Drive



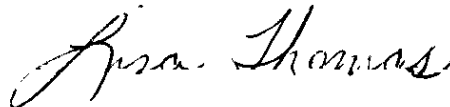
Walter and Pauline Andrews
1370 Ridgeline Drive



Bill and Marscia Thomas
1411 Bradley Street

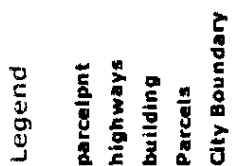


Chris and Lisa Thomas
7749 Woodshole Court



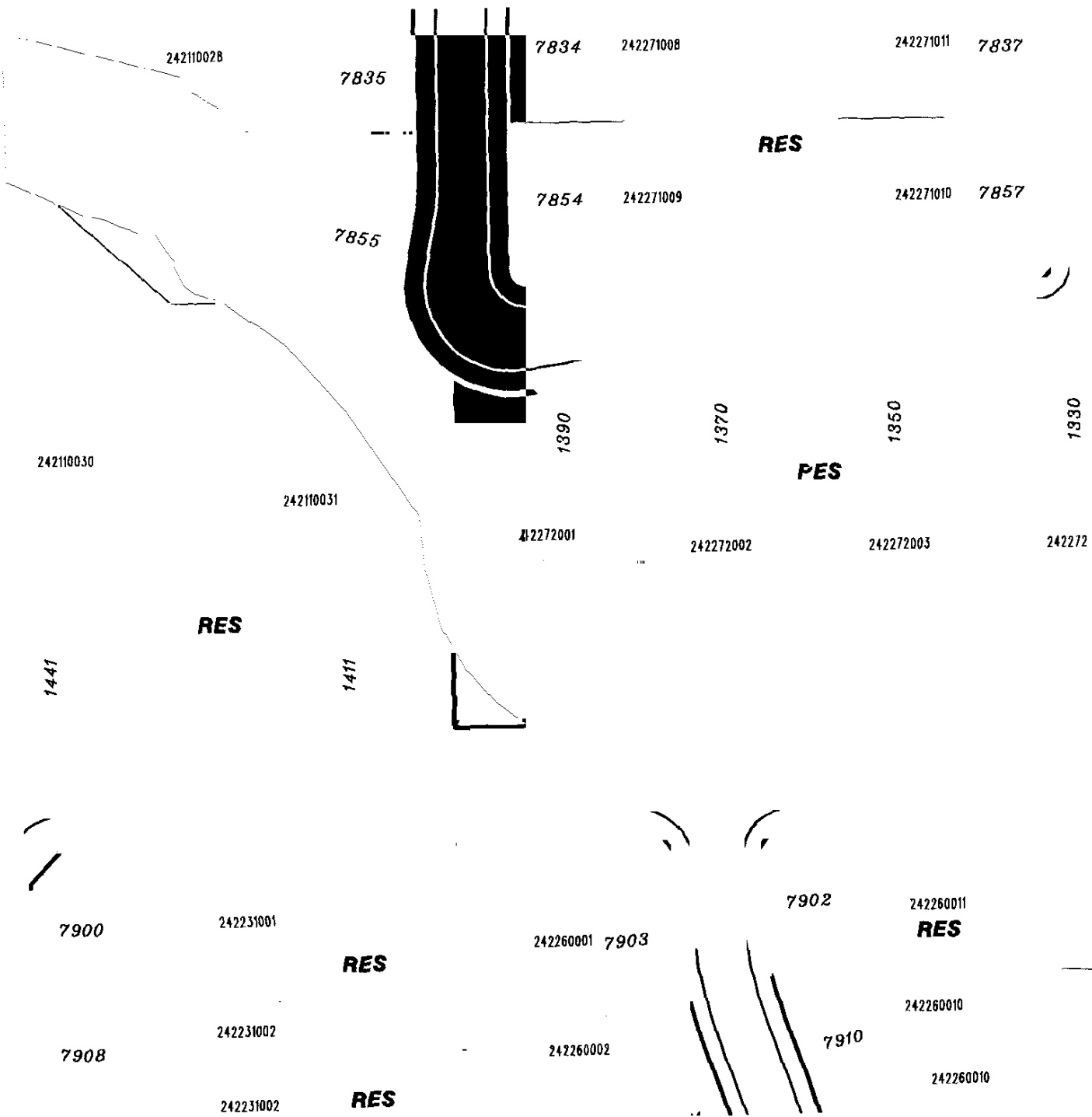
Mike and Carol Hancock
1350 Ridgeline Drive

Case Number P04-0178



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Existing GP

Symbology

	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
	Parcel Line
	Assessor Parcel Line
	Project Limits Boundary
	City Limits
	RAR (1) Residential Rural and Residential
	RHS (2) Residential Hillside

	RES (4) Residential Estate
	RSR (5) Residential Semi-Rural
	RLD (6) Residential Low Density
	RMD (7) Residential Medium Density
	RMH (8) Residential Medium High Density
	RHD (9) Residential High Density
	CBO (10) Commercial Business and Office

	CSV (11) Commercial Service
	CSC (12) Commercial Center
	CAP (13) Commercial Automotive Park
	DSP (14) Downtown Specific Plan
	IBP (14) Industrial Business Park
	ILT (15) Industrial Light
	IGN (16) Industrial General

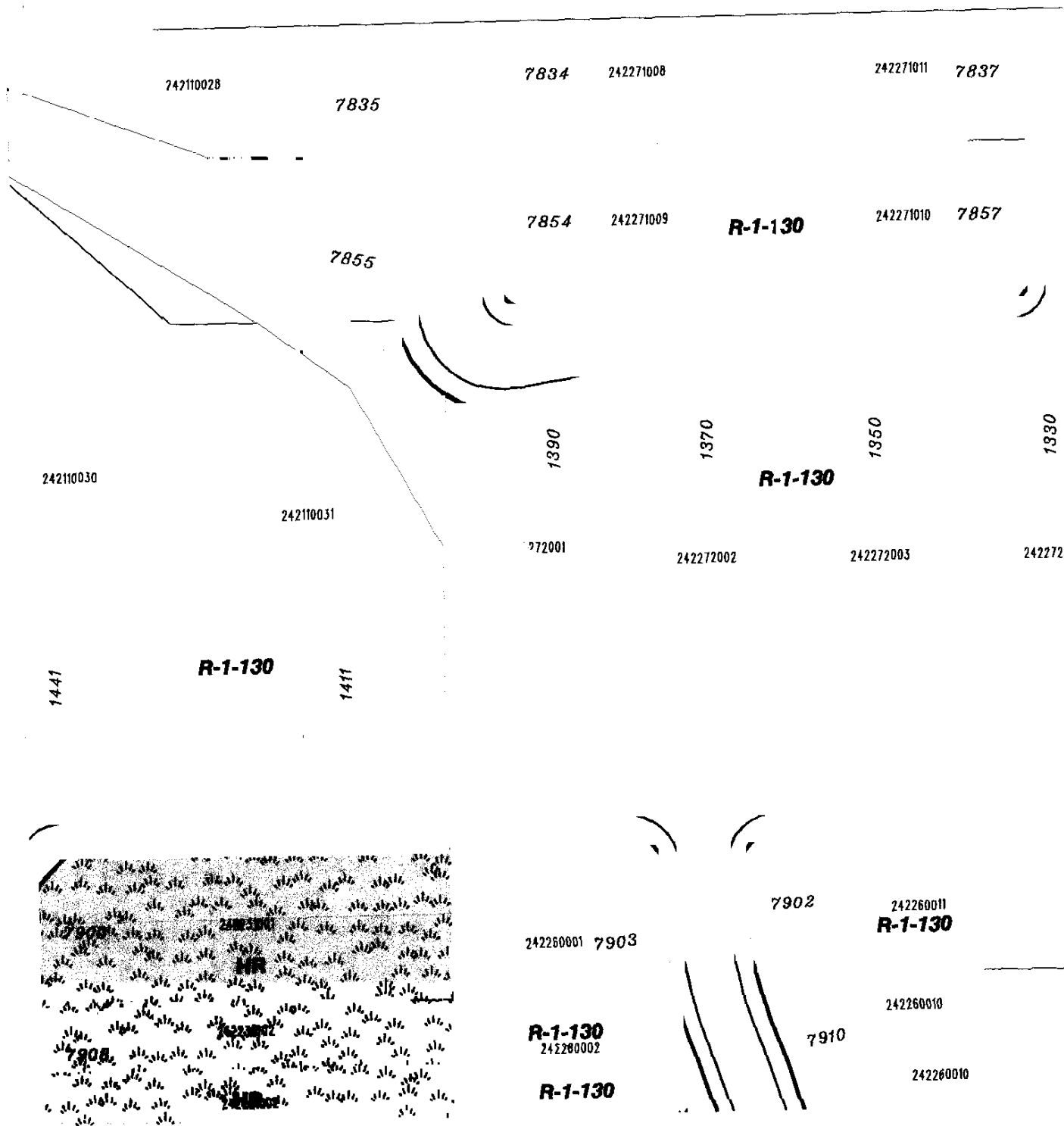
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	OMR (18) Office Mid-Rise
	PKP (19) Park Public
	PKO (20) Park Other Recreation
	AGR (21) Agricultural
	NOS (22) Natural Open Space
	PFI (23) Public Facilities and Institutions
	MXR (24) Mixed Use Residential Emphasis

Map Produced on:
May 11, 2005
MXO (25) Mixed Use Office Emphasis
RAT K-RAT Core Habitat Preserve Areas (Sphere)



1 inch = 100 feet

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Existing Zoning

Map Produced on:
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Symbology

	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
	Parcel Line
	Assessor Parcel Line
	Project Limits Boundary
	City Limits
	HR
	RR
	RA

	RA-2
	RA-5
	RC
	R-1-65
	R-1-80
	R-1-100
	R-1-125
	R-1-130
	R-2

	R-3-H
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	C-1-A
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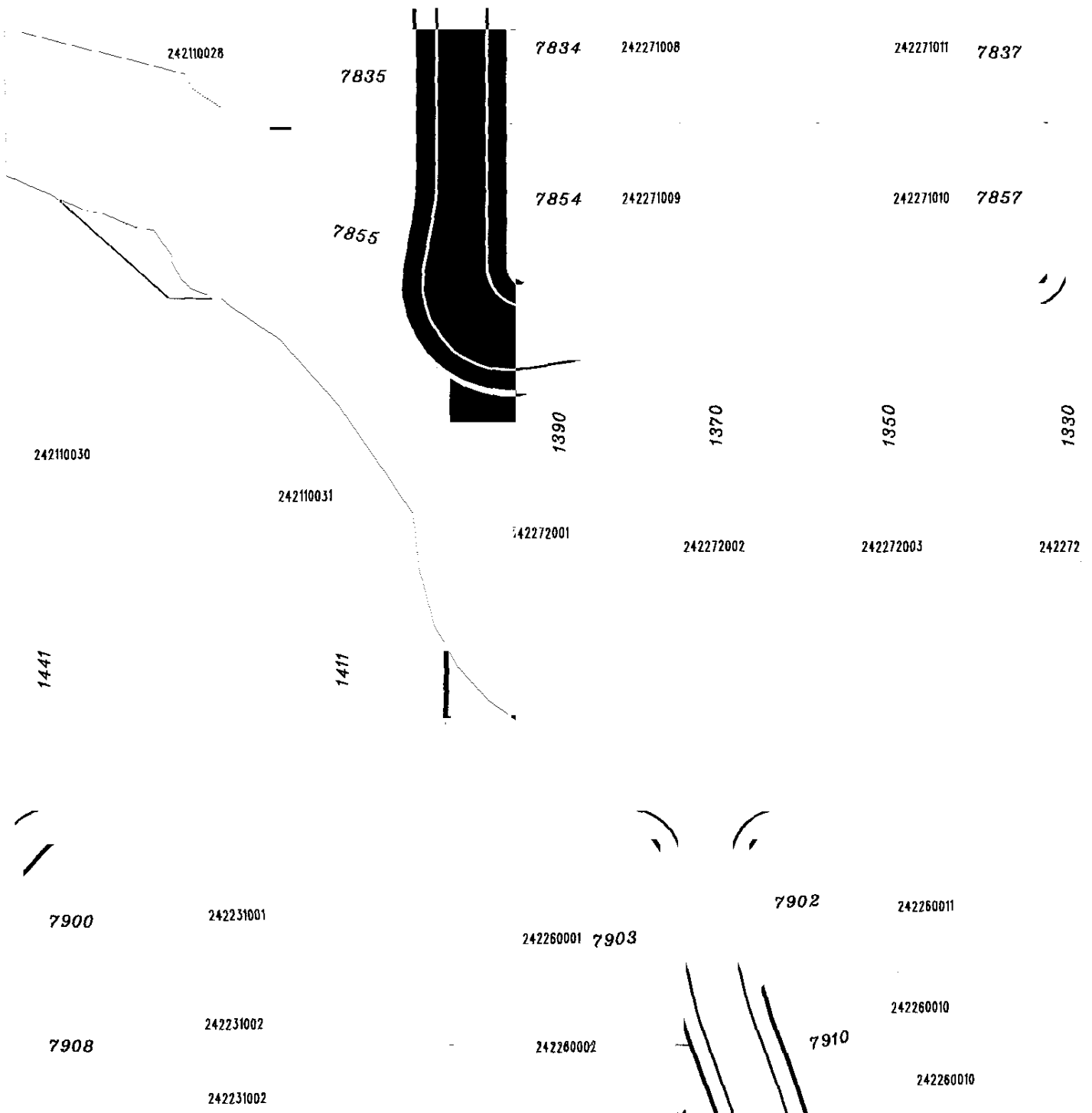
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	M-2
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	DSP-HC

	DSP-JC
	DSP-MSG
	DSP-NC
	DSP-NMS
	DSP-PPO
	DSP-RC
	DSP-RES
	AIR
	P

	WC
	RWY
	O

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Proposed GP

Symbology



A Agricultural
A/RR Agricultural/Rural Residential
B/OP Business/Office Park
C Commercial
CRC Commercial Regional Center
DSP Downtown Specific Plan
HDR High Density Residential
HR Hillside Residential



I Industrial
LDR Low Density Residential
MDR Medium Density Residential
MHDR Medium High Density Residential
MU-N Mixed Use - Neighborhood
MU-U Mixed Use - Urban
MU-V Mixed Use - Village
O Office



OS Open Space/Natural Resources
P Public Park
PF Public Facilities - Institutions
PR Private Recreation
RAT K-RAT Core Habitat Preserve Areas
SRR Semi Rural Residential
VHDR Very High Density Residential
VLDR Very Low Density Residential

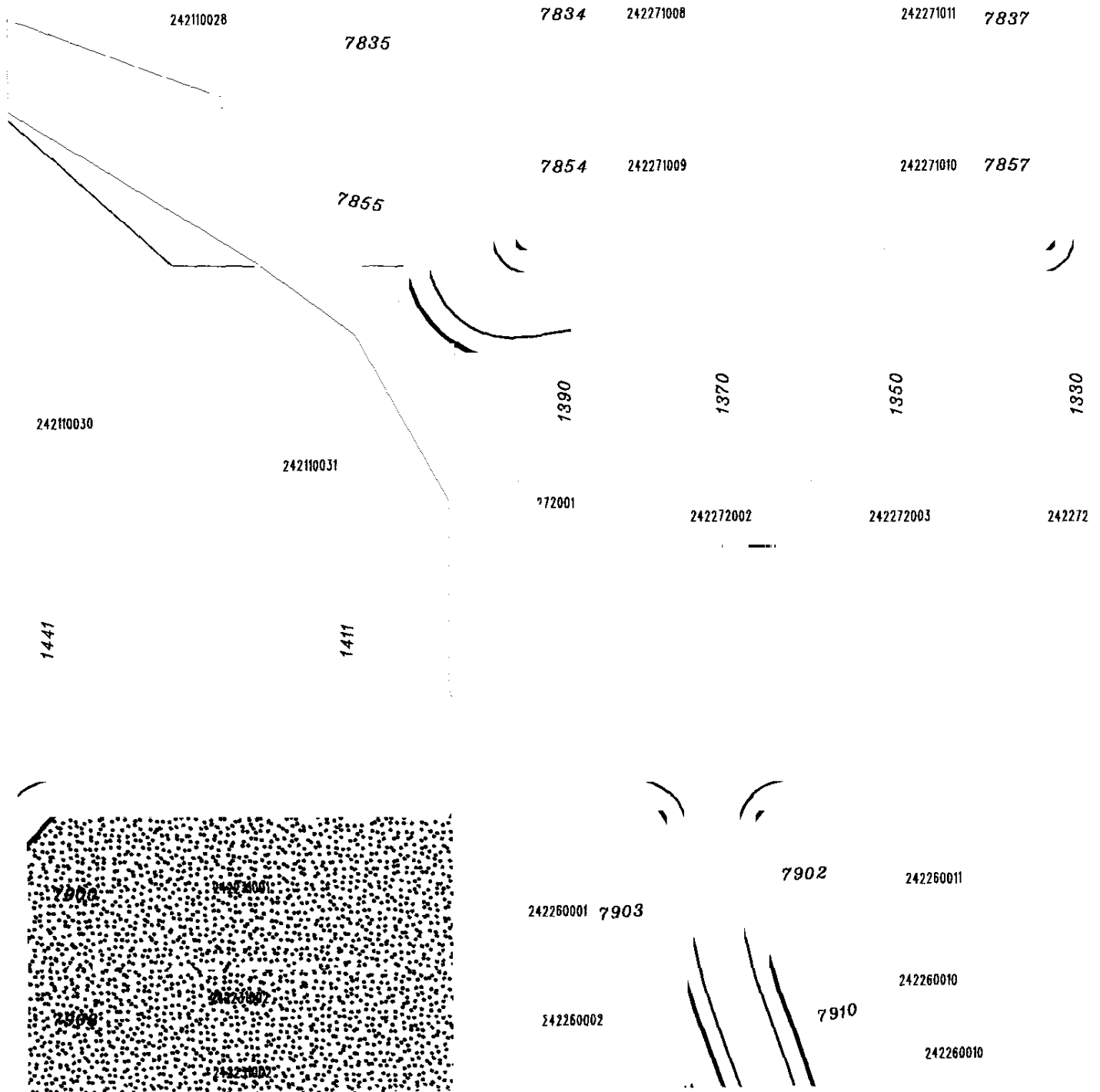
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- - - Edge of Pavement
- - - Unpaved Roadway
- - - Edge of Pavement / Berm
— ROW Line
— Parcel Line
- - - Assessor Parcel Line
- - - Project Limits Boundary
- - - City Limits

Map Produced on:
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Proposed Zoning

Symbology

	Airport
	Business and Manufacturing Park
	Commercial General
	Commercial Retail
	Commercial Regional
	DSP - Almond Street
	DSP - Health Care
	DSP - Justice Center

	DSP - Market Street Gateway
	DSP - Neighborhood Commercial
	DSP - North Main Street
	DSP - Prospect Place Office
	DSP - Raincross District
	DSP - Residential District
	General Industrial
	Office Zone

	Public Facilities
	R-1-1/2 Acre
	R-1-10500
	R-1-13000
	R-1-7000
	R-1-8500
	R-2-1500
	R-3-2000
	R-3-2500

	R-3-3000
	R-3-4000
	R-4
	Residential Agricultural
	Residential Conservation
	Residential Estate
	Rural Residential
	Railway Zone
	Mixed Use Neighborhood

	Mixed Use Urban
	Mixed Use Village
	Water Course Overlay
	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
	Parcel Line
	Assessor's Parcel Line

Map Produced on:
May 11, 2006



1 inch = 100 feet
Assessor's Parcel Line
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Kamlesh Kothari
7716 Westpark Drive
Riverside Ca 92506

Feb 17,2005

City of Riverside
Planning & Building Department
City Hall
3900 Main Street
Riverside Ca 92522

Re: Case Number : P04-0178
AP : 242 27100 2

Dear Planner:

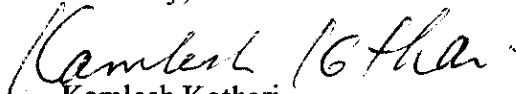
I am writing to you in reference to above case number.

I have pulled the permit few years ago to build Swimming Pool and plan to build free standing bulding (something like Casita...)in proposed rezoned area.

I have not build swimming pool or casita yet.....but planed to build soon.
So , I opposed to rezoning my property as proposed.

My rezoning area do not obstruct to water flow of any kind....even after I Built swimming pool and casita...Few years ago city planner also mentioned to me fill it with dirt to existing ground level so it becomes usable property/ land.

Sincerely;


Kamlesh Kothari



Aerial 2003

Symbology

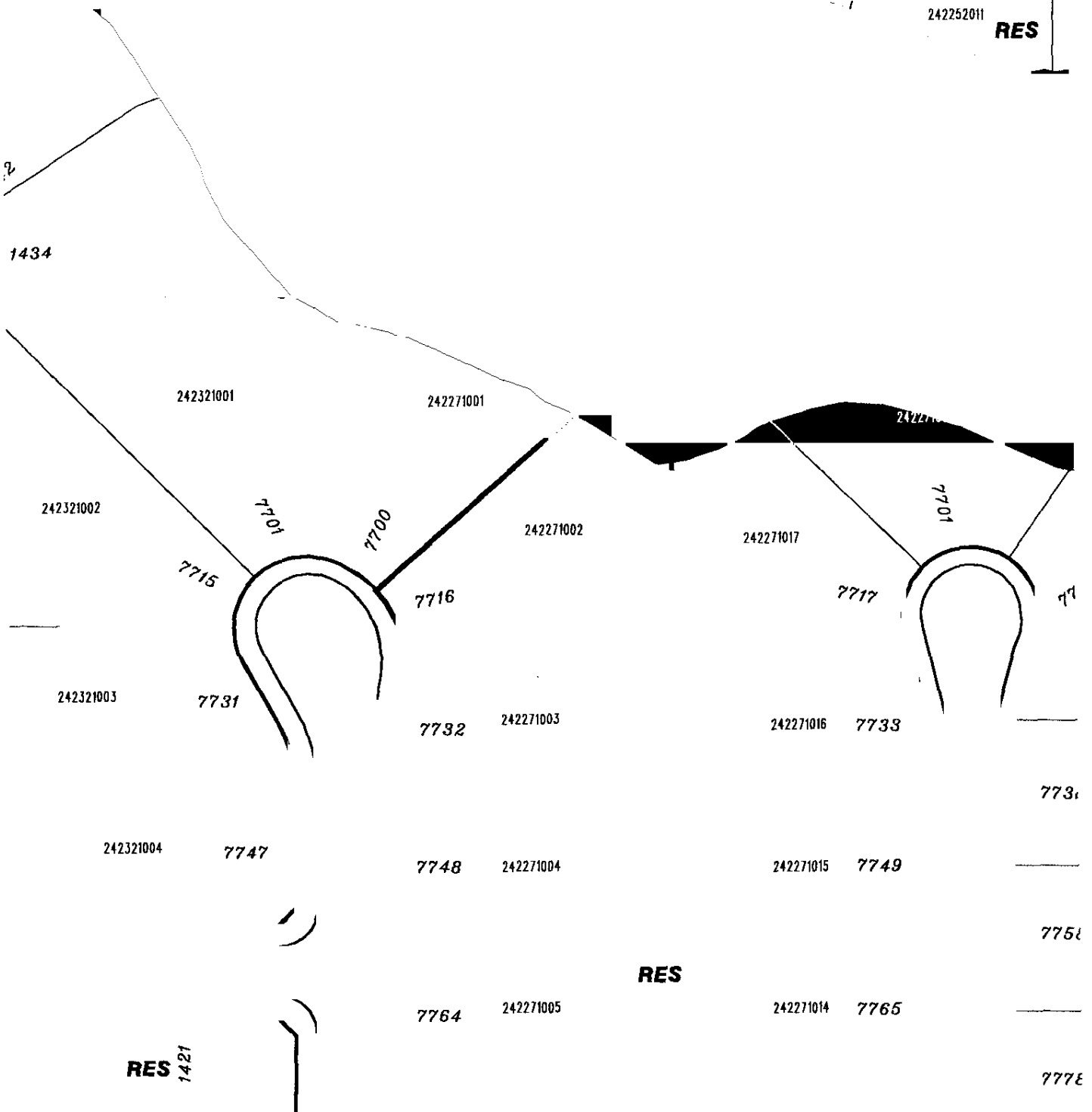
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- Project Limits Boundary
- City Limits

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Existing GP

Symbology

	Curb face
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	Edge of Pavement / Berm
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	Assessor Parcel Line
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	CBO (10) Commercial Business and Office

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	DSP (14) Downtown Specific Plan
	IBP (15) Industrial Business Park
	ILT (16) Industrial Light
	IGN (17) Industrial General

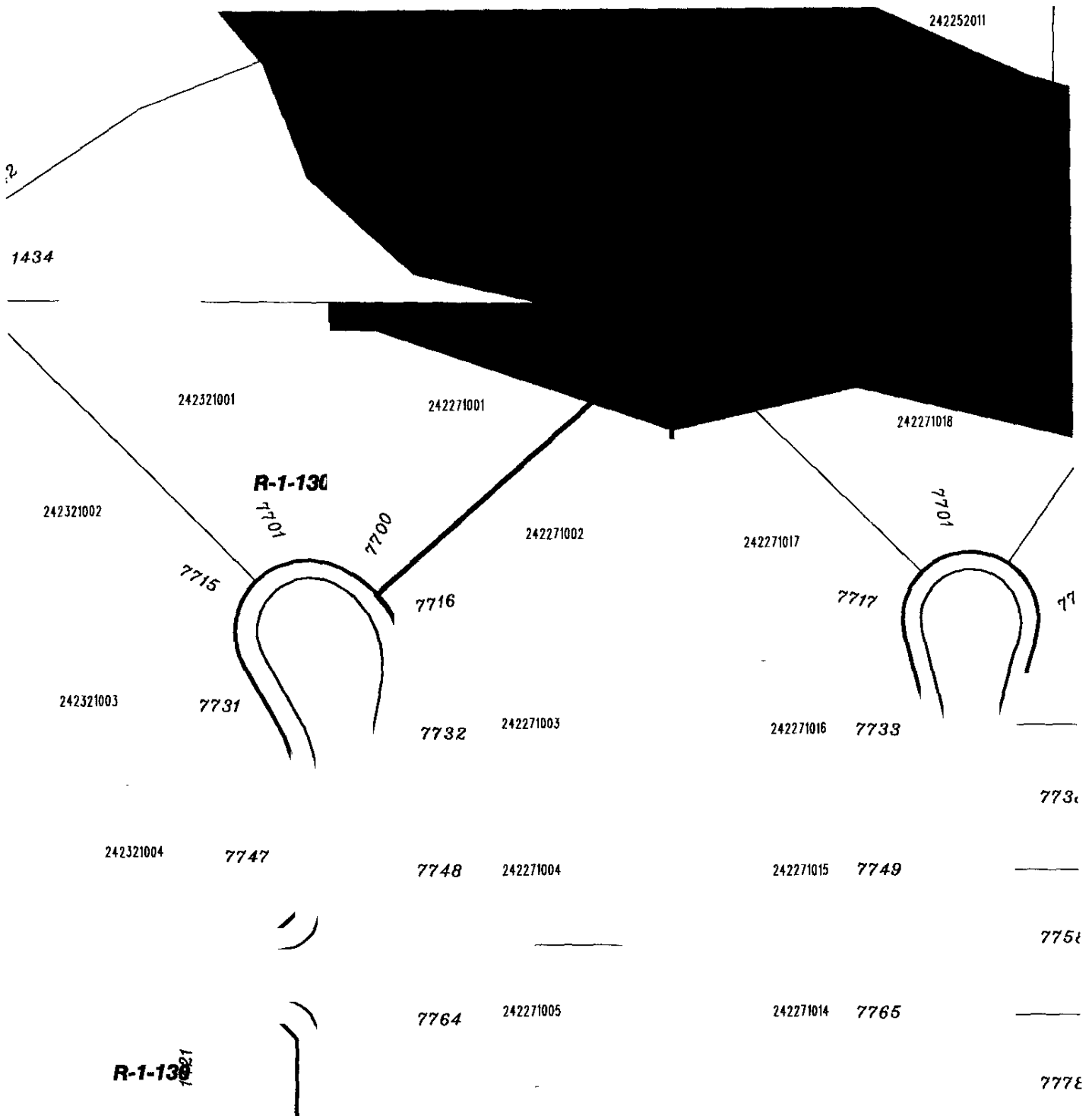
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	OMR (18) Office Mid-Rise
	PKP (19) Park Public
	PKO (20) Park Other Recreation
	AGR (21) Agricultural
	NOS (22) Natural Open Space
	PH (23) Public Facilities and Institutions
	MXR (24) Mixed Use Residential Emphasis

Map Produced on:
May 11, 2005
MXO (25) Mixed Use
Office Emphasis
RAT K-RAT Core Habitat
Preserve Areas (Sphere)



1 inch = 100 feet

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Existing Zoning

Symbology

	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
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	R-1-125
	R-1-130
	R-2

	R-3-H
	R-3
	R-3-20
	R-3-R
	R-3-30
	R-3-40
	C-1
	C-1-A
	CL

	C-2
	C-3
	CO
	RO
	MP
	M-1
	M-2
	DSP-AS
	DSP-HC

	DSP-IC
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	AIR
	P

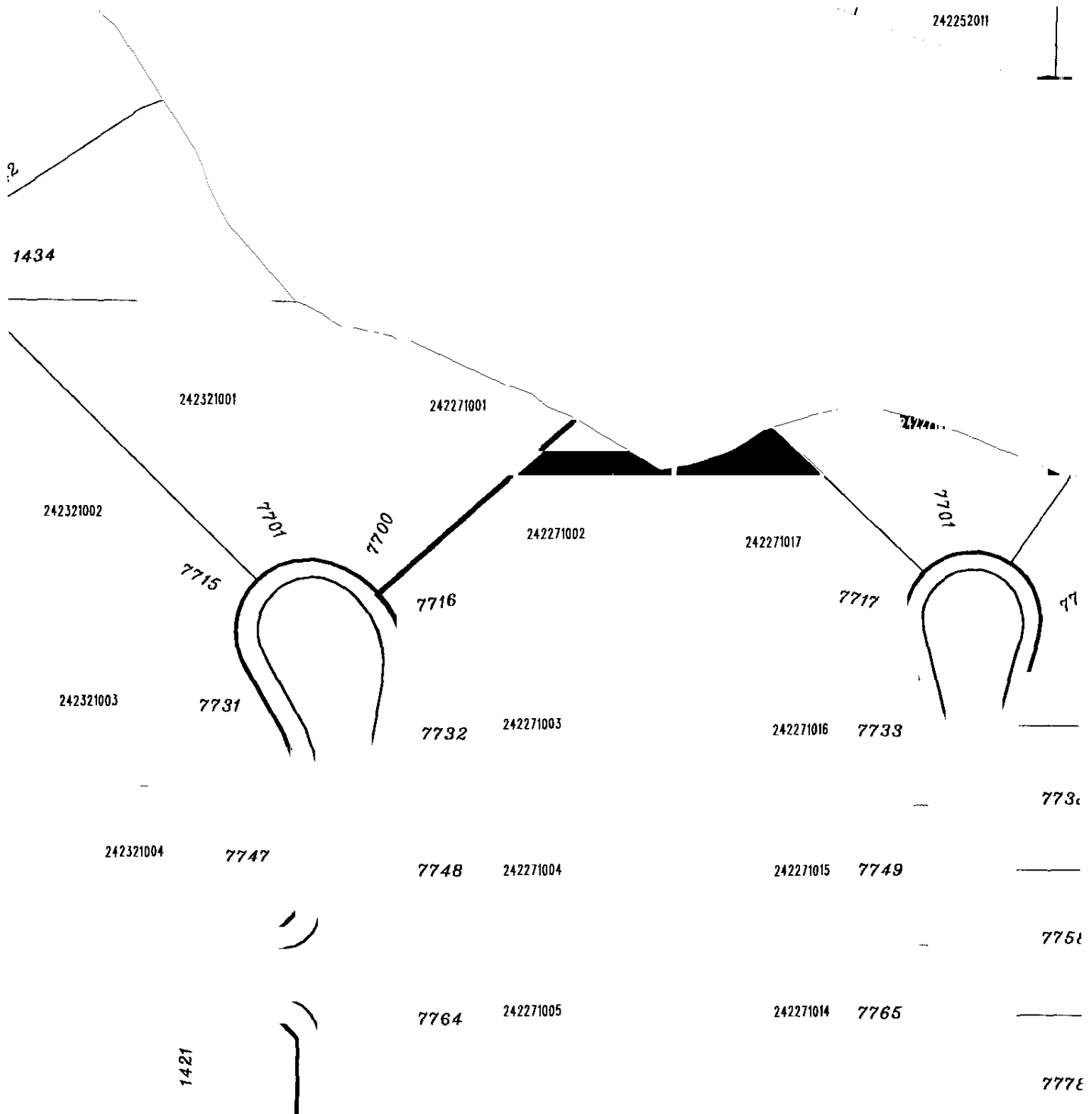
	WC
	RWY
	O

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Proposed GP

Symbology

	A Agricultural		I Industrial		OS Open Space/Natural Resources
	A/RRR Agricultural/Rural Residential		LDR Low Density Residential		P Public Park
	B/OP Business/Office Park		MDR Medium Density Residential		PF Public Facilities - Institutions
	C Commercial		MHDR Medium High Density Residential		PR Private Recreation
	CRC Commercial Regional Center		MU-N Mixed Use - Neighborhood		RAT K-RAT Core Habitat Preserve Areas
	DSP Downtown Specific Plan		MU-U Mixed Use - Urban		SRR Semi Rural Residential
	HDR High Density Residential		MU-V Mixed Use - Village		VHDR Very High Density Residential
	HR Hillside Residential		O Office		VLDR Very Low Density Residential

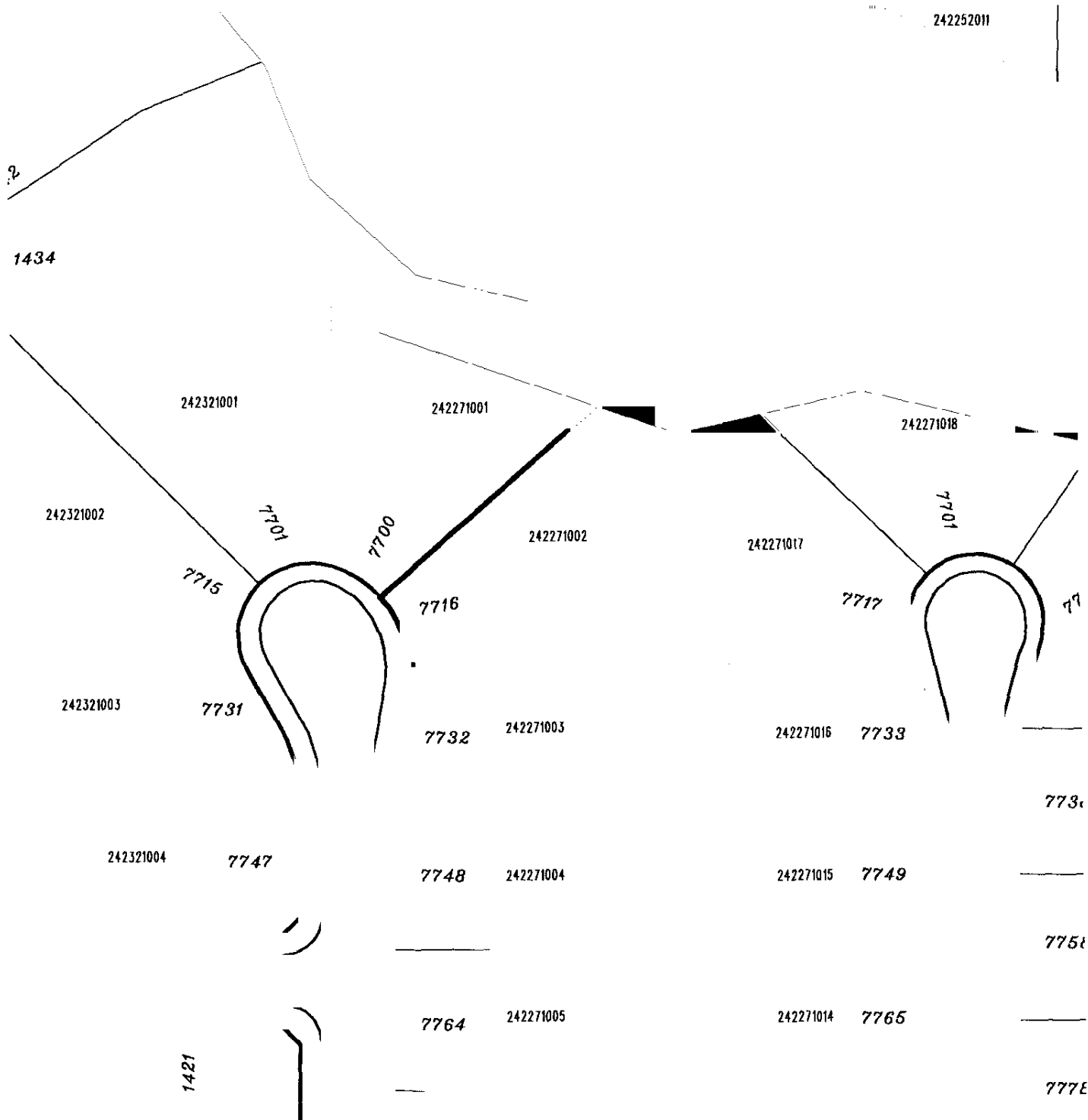
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	City Limits

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May 11, 2005



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Proposed Zoning

Symbology

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	Business and Manufacturing Park
	Commercial General
	Commercial Retail
	Commercial Regional
	DSP-Almond Street
	DSP-Health Care
	DSP-Justice Center

	DSP-Market Street Gateway
	DSP-Neighborhood Commercial
	DSP-North Main Street
	DSP-Prospect Place Office
	DSP-Raincross District
	DSP-Residential District
	General Industrial
	Office Zone

	Public Facilities
	R-1-1/2 Acre
	R-1-10500
	R-1-13000
	R-1-7000
	R-1-8500
	R-3-1500
	R-3-2000
	R-3-2500

	R-3-3000
	R-3-4000
	R-4
	Residential Agricultural
	Residential Conservation
	Residential Estate
	Rural Residential
	Railway Zone
	Mixed Use Neighborhood

	Mixed Use Urban
	Mixed Use Village
	Water Course Overlay
	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
	Parcel Line
	Assessor Parcel Line

1 inch = 100 feet

Map Produced on:
May 11, 2005

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Riverside, California.

Planning Commission Feb 5, 2005
Gentlemen -

Dear Diane Jenkins - aieP -

I am the owner of the property
at 1655 Washington St which you are
wanting to rezone -

I have lived here for 54 years
and I have seen that wash - run
like a river - This last rain
has cut a deeper ditch over
3 ft deep -

All the drainage from the
subdivision above of 13 houses
plus the street clear to Whitegate Ave
all is sent down this same W.C.,
The water was released twice in
the last rain - from the dam above
because the water got too deep in the Dam

I am very much opposed to any
change in the present zoning -
I am 100 yrs old and live alone and
I have to watch my pennies - I pay
taxes on this land although the W.C.,
benefits the city and others more
than it does me -

I still wish to leave the
zoning as it is at present

Sincerely
Martha L. Black

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RES

242100059

242100008

242100005

RES

242100006

242100007

Symbology

	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
	Parcel Line
	Assessor Parcel Line
	Project Limits Boundary
	City Limits
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	RHS (2) Residential Hillside

	RES (4) Residential Estate
	RSR (5) Residential Semi-Rural
	RLD (6) Residential Low Density
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	PKO (20) Park Other Recreation
	AGR (21) Agricultural
	NOS (22) Natural Open Space
	PHI (23) Public Facilities and Institutions
	MXR (24) Mixed Use Residential Emphasis

Existing GP

Map Produced on:
May 11, 2005
MXO (25) Mixed Use
Office Emphasis
RAT K-RAT Core Habitat
Preserve Areas (Sphere)



1 inch = 100 feet

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R-1-130

242100015

1681

242310008

R-1-130

1655

242100059

242310008

1631

242100005

242100006

R-1-130

242310007

1609

1605

Existing Zoning

Symbology

	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
	Parcel Line
	Assessor Parcel Line
	Project Limits Boundary
	City Limits
	HR
	RR
	RA

	RA-2
	RA-5
	RC
	R-1-65
	R-1-80
	R-1-100
	R-1-125
	R-1-130
	R-2

	R-3-H
	R-3
	R-3-20
	R-3-R
	R-3-30
	R-3-40
	C-1
	C-1-A
	CL

	C-2
	C-3
	CO
	RO
	MP
	M-1
	M-2
	DSP-AS
	DSP-HC

	DSP-JC
	DSP-MSG
	DSP-NC
	DSP-NMS
	DSP-PPO
	DSP-RC
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Map Produced on:
May 11, 2005



1 inch = 100 feet

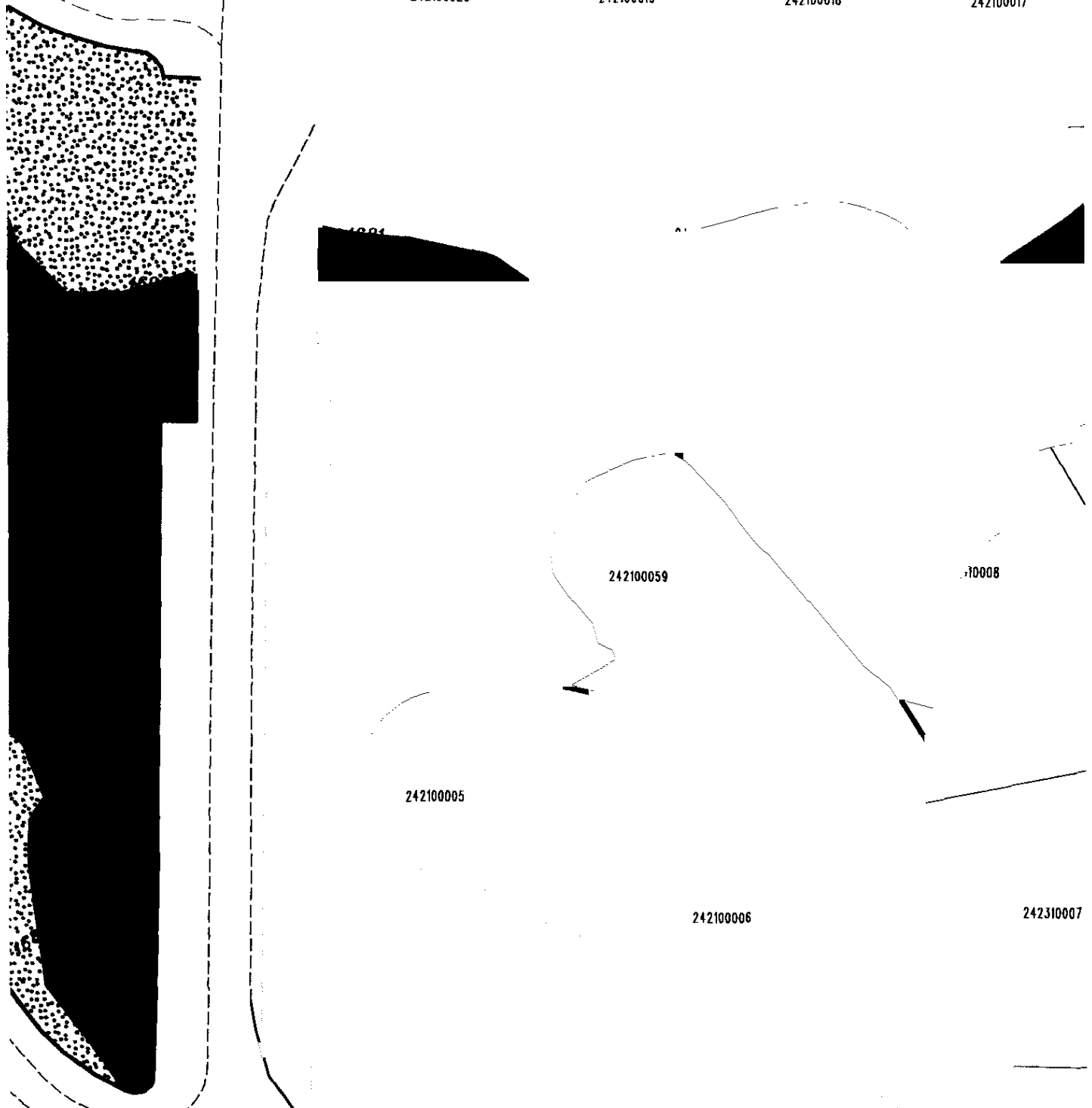
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Proposed GP

Symbology



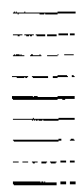
A Agricultural
A/RR Agricultural/Rural Residential
B/OP Business/Office Park
C Commercial
CRC Commercial Regional Center
DSP Downtown Specific Plan
HDR High Density Residential
HR Hillside Residential



I Industrial
LDR Low Density Residential
MDR Medium Density Residential
MHDR Medium High Density Residential
MU-N Mixed Use - Neighborhood
MU-U Mixed Use - Urban
MU-V Mixed Use - Village
O Office



OS Open Space/Natural Resources
P Public Park
PF Public Facilities - Institutions
PR Private Recreation
RAT K-RAT Core Habitat Preserve Areas
SRR Semi Rural Residential
VHDR Very High Density Residential
VLDR Very Low Density Residential



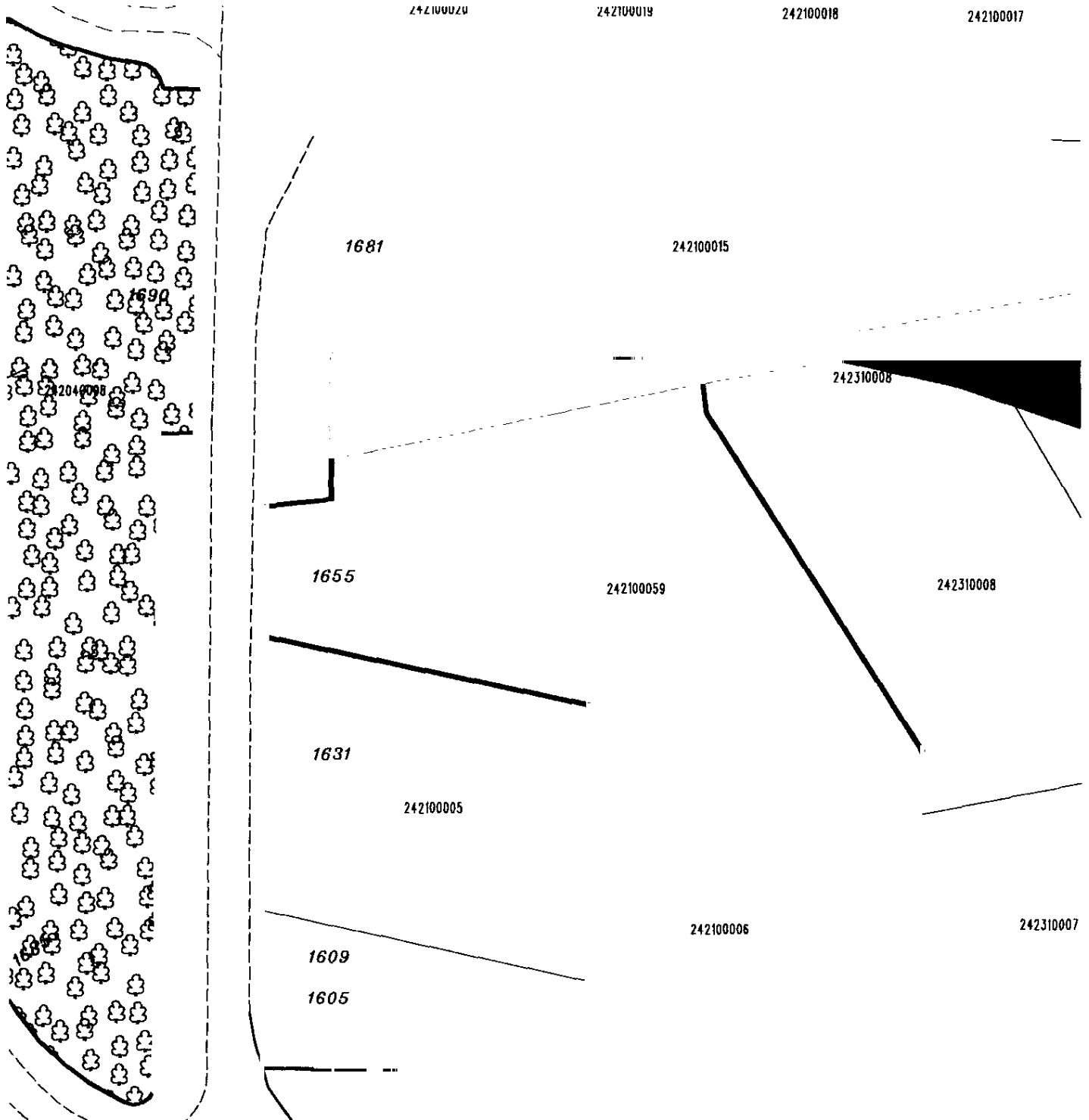
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Edge of Pavement
Unpaved Roadway
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Project Limits Boundary
City Limits

Map Produced on:
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Proposed Zoning

Symbology

	Airport		DSP-Market Street Gateway		Public Facilities		R-3-3000
	Business and Manufacturing Park		DSP-Neighborhood Commercial		R-1-1/2 Acre		R-3-4000
	Commercial General		DSP-North Main Street		R-1-10500		R-4
	Commercial Retail		DSP-Prospect Place Office		R-1-13000		Residential Agricultural
	Commercial Regional		DSP-Raincross District		R-1-7000		Residential Conservation
	DSP-Almond Street		DSP-Residential District		R-1-8500		Residential Estate
	DSP-Health Care		General Industrial		R-3-1500		Rural Residential
	DSP-Justice Center		Office Zone		R-3-2000		Railway Zone
					R-3-2500		Mixed Use Neighborhood

	Mixed Use Urban
	Mixed Use Village
	Water Course Overlay
	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
	Parcel Line
	Assessor Parcel Line
	Boundary Line
	City of Riverside

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Mr. David Agnew
Planning Commission Chairperson
and Planning Commissioners
City of Riverside
3900 Main Street
Riverside, California 92522-0162

March 3, 2005

Regarding: Case Number P04-0178, Location: AP 242272001

The subject property is proposed to be rezoned from the Water Course Zone (WC) to single family residential with a Water Course Overlay Zone (R-1-1/2acre-WC) and the General Plan land use designation Residential Estate (RES) is proposed to be changed to Very Low Density Residential (VLDR) for consistency with the proposed General Plan 2025

My wife and I have several concerns regarding the proposed change of zone as it ultimately affects the use of our property and that of our neighbors. We attended the first Public Hearing on February 17, 2005 however we decided to leave having seen how difficult it would be to provide testimony given the large number of people that attended the meeting and noting the Commission's request for the public to return when a larger venue could be found for the hearing.

Since that time we received a letter from Mr. Ken Gutierrez, Planning Director dated February 25, 2005 stating that the proposal to the General Plan 2025 Program, "Conversion of the WC – Water Course Zone to the WC – Water Course Overlay Zone ... is a technical change that does not affect the permitted use of the property." We are the original purchasers of the property and we believe that Mr. Gutierrez statement is not correct. We request changes in the final text to ensure continuation of the current uses allowed by right rather than creating or establishing existing uses that are no longer allowed under the proposed zoning or as grandfathered uses. Furthermore the "Notice of Public Hearing" and Mr. Gutierrez's letter are silent on the change of zone on the residential portion of our property which seems to be from R-1-130 to R-1-1/2.

I will summarize the impacts to our property and provide details afterwards in the balance of our letter:

The proposed action did not describe the change of zone for the residential portion of our lot from R-1-130 to R-1-1/2 or that the front and back portions of the property would have different residential zoning. I have not fully ascertained if there are any impacts beyond that noted in subsequent text.

The proposed action would prohibit agriculture in the R-1-1/2 zone, however, it would be allowed in the Water Course Overlay Zone and it proposes to prohibit tree crops which are currently allowed. The original developer, Manning Homes,

retained existing trees and was required to plant new trees and ground cover within the Water Course Zone to re-establish the character of a water course. We have expanded that theme by planting various species of palm, citrus, palo verde, peach, plum, almond, oak, pepper, sycamore, cottonwood and eucalyptus. We would like to see a theme of planting appropriate trees encouraged within the Water Course Zone throughout our neighborhood and other areas where this zone is established rather than tree crops being prohibited.

While our lot is not large enough for animal keeping, several of our neighbors' properties to the west are larger than one acre. Some of those neighbors have horses and we support the continuation of that use by right even if that use has not yet been established. We do not do not want to see it eliminated by the proposed zone change.

The following states the facts and portions of the existing zoning code that affect our property and that of our neighbors:

1. The property AP 242272001, located at 1390 Ridgeline Drive has two zones applied to it; the single family residential zone of R-1-130 encompasses the front approximately 134 feet and the Water Course Zone portion of the property covers the back 111 feet of the property.
2. Subsection E of Section 19.10.020, Uses permitted, of the current zoning code for the Residential-1 (R-1) zone states that following use is permitted, "The grazing, raising or training of equine, riding stables or academies, sheep and cattle; provided that the lot has a minimum area of one acre and animals are not housed or pastured within one hundred feet of any residence". The text goes on to limit the number of animals to not more than two per acre.
3. Subsection A.1. of Section 19.51.020, Uses permitted, of the current zoning code for the Water Course (WC) Zone states that the following uses shall be permitted in a water course zone, "Raising of field crops, row crops, berry and bush crops, truck gardening, flower gardening and growing of nursery plants;".
4. Subsection A.2. of Section 19.51.020, Uses permitted, of the current zoning code for the Water Course (WC) Zone states that the following uses shall be permitted in a water course zone, "Keeping of horses, sheep, goats or cattle, provided that no animals shall be kept on a site less than one acre and not more than one animal shall be kept for each half acre of the site area. No animal shall be kept within one hundred feet of a dwelling;".

Bullet points 1 and 3 apply directly to our property. Bullet points 2 and 4 do not apply directly to our property since it is less than one acre, however, several neighbors to the

Case Number P04-0178, Location: AP 242272001, Change Water Course Zone (WC) to Single Family Residential with Water Course Overlay Zone (R- 1-1/2acre-WC)

Page 3

west do have properties large enough for animals or in fact currently have animals on their property.

The proposed zoning changes in General Plan 2025 would limit the use of our and our neighbors' properties. I have summarized those changes as follows:

1. Subsection D. of Section 19.100.010, Residential Estate Zone (RE) and the R-1-1/2 Acre Zone, states that "The Residential Estate Zone (RE) and the R-1-1/2 Zone are established to provide areas for large lot single-family residences where the keeping or livestock and other farm animals and agricultural uses are not permitted."
2. Section 19.100.030, Permitted Land Uses, notes that Table 19.150.020 identifies permitted uses and also states that uses not listed are prohibited ... Table 19.150.020 indicates that Agriculture, Animal Keeping are both excluded in the RE zone, Animal Keeping is excluded in the R-1 zone.
3. Table 19.230.020 of Section 19.230.020, Permitted Land Uses of Water Course Overlay Zone (WC), states that agriculture is "restricted to field crops and vine crops. Tree Crops are prohibited."
4. Table 19.230.020 of Section 19.230.020, Permitted Land Uses of Water Course Overlay Zone (WC), states that Animal Keeping is "restricted to grazing animals and subject to Section 19.270.030(G)."
5. Section 19.270.030(G) seems to be in error since 19.270 pertains to Bus Terminals. Section 19.420 pertains to Animal Keeping and follows the permissions and exclusions noted in Table 19.230.020.

Bullet 1 and 3 apply directly to our property. Bullets 2, 4 and 5 prohibit animal keeping on our neighbors' property. We request that the text placing new restrictions prohibiting tree crops be removed, otherwise Mr. Gutierrez statement that the changes are technical in nature is not correct. Furthermore we request that the restriction against animal keeping in the R-1-1/2 be modified to only exclude lots less than one acre.

There is one more issue we would like to see addressed, The current zoning code states that accessory structures are only allowed in the Water Course Zone with a conditional use permit. The proposed Zoning Code, Table 19.230.020 found in 19.230, Permitted Land Uses of Water course Zone (WC), indicates that a conditional use permit is required and states further "As Permitted by the underlying zone and not significantly affecting the carrying capacity of the particular flood way, subject to approval of the City Engineer."

The requirement that the City Engineer determine that the carrying capacity of the flood way not be affected is fully understandable, however, the requirement for a conditional use permit is extremely onerous for residential uses, especially for such minor uses as

Case Number P04-0178, Location: AP 242272001, Change Water Course Zone (WC) to Single Family Residential with Water Course Overlay Zone (R- 1-1/2acre-WC)

Page 4

accessory structures that by code section are limited in size and include other constraints regarding total lot coverage, location, etc.

We ask that the Commission change the text to indicate accessory structure in the Water course Overlay Zone require an application for a variance including minor variances and administrative variances as currently allowed by the zoning code.

Please note that we have discussed these issues with our neighbors listed below, they support the opinions stated in this letter and they have authorized us to speak on their behalf, even when they were not available to sign the letter.

Respectfully

Original Signed
Donald and Gail Williams
1390 Ridgeline Drive

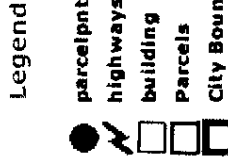
Original Signed
Walter and Pauline Andrews
1370 Ridgeline Drive

Original Signed
Bill and Marscia Thomas
1411 Bradley Street

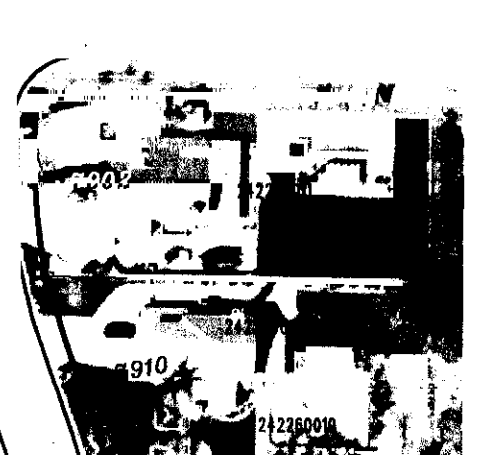
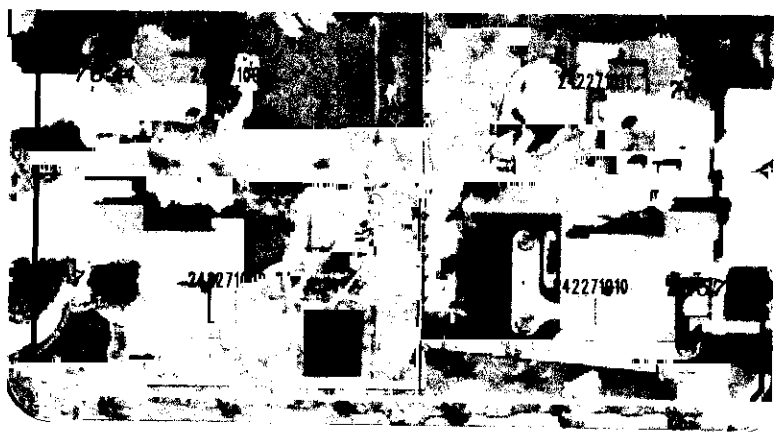
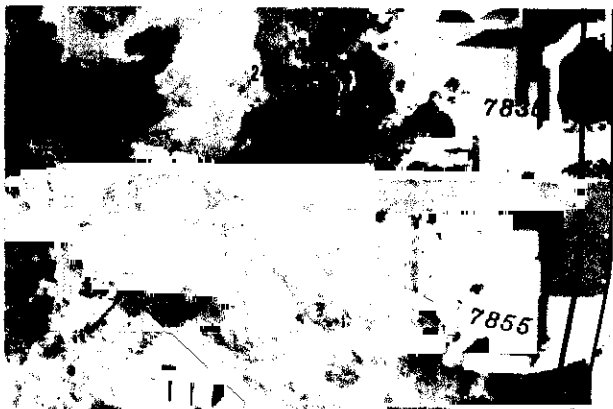
Original Signed
Chris and Lisa Thomas
7749 Woodshole Court

Original Signed
Mike and Carol Hancock
1350 Ridgeline Drive

Case Number P04-0178



WARNING: This map does not meet national map accuracy standards and cannot be used for engineering purposes.



Aerial 2003

Symbology

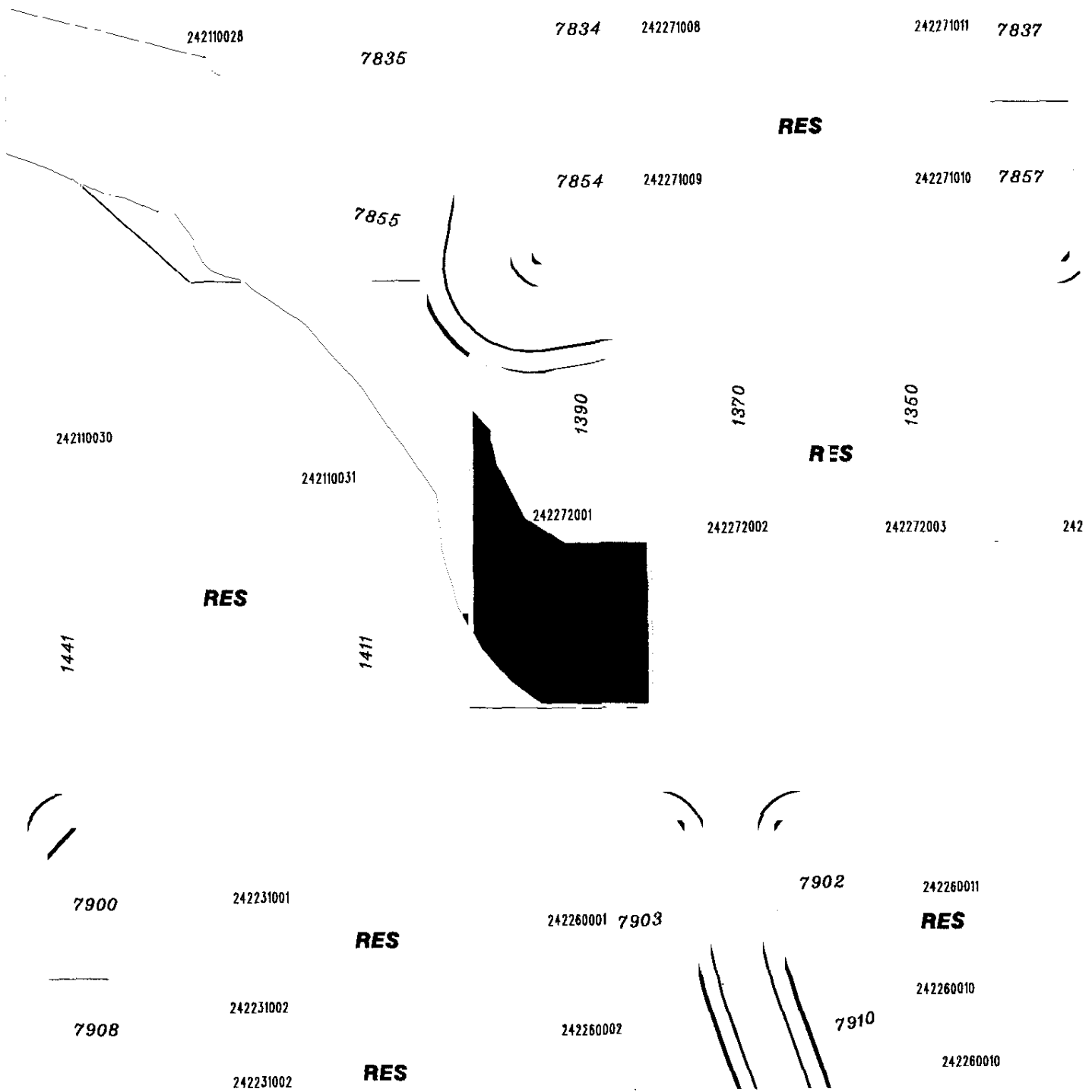
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- Parcel Line
- Assessor Parcel Line
- - - Project Limits Boundary
- City Limits

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Existing GP

Symbology

- Curb face
- Edge of Pavement
- Unpaved Roadway
- Edge of Pavement / Berm
- ROW Line
- Parcel Line
- Assessor Parcel Line
- Project Limits Boundary
- City Limits
- RAR (1) Residential Rural and Residential
- RHS (2) Residential Hillside

- RES (4) Residential Estate
- RSR (5) Residential Semi-Rural
- RLD (6) Residential Low Density
- RMD (7) Residential Medium Density
- RMI (8) Residential Medium High Density
- RHD (9) Residential High Density
- CBO (10) Commercial Business and Office

- CSV (11) Commercial Service
- CSC (12) Commercial Center
- CAP (13) Commercial Automotive Park
- DSP (14) Downtown Specific Plan
- IBP (14) Industrial Business Park
- ILT (15) Industrial Light
- IGN (16) Industrial General

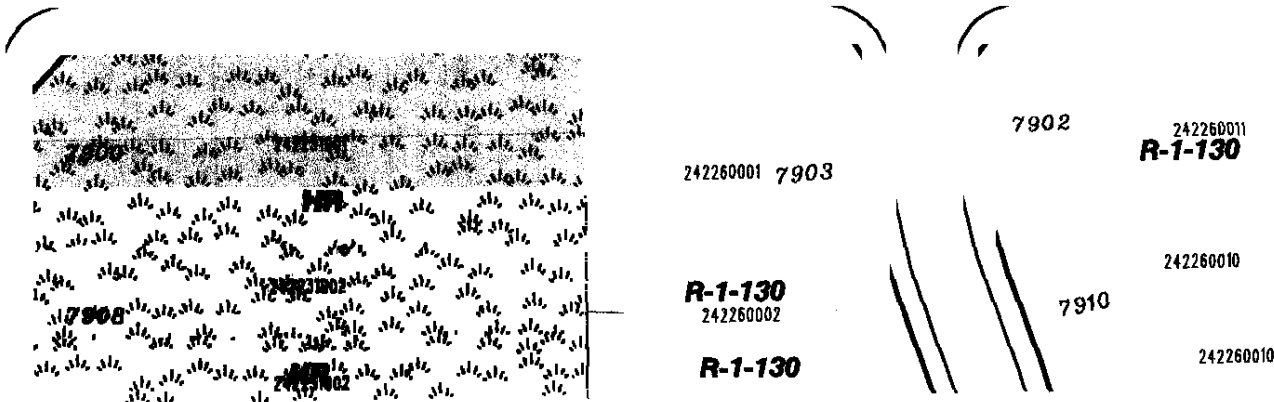
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- OMR (18) Office Mid-Rise
- PKP (19) Park Public
- PKO (20) Park Other Recreation
- AGR (21) Agricultural
- NOS (22) Natural Open Space
- PFI (23) Public Facilities and Institutions
- MXR (24) Mixed Use Residential Emphasis

Map Produced on:
May 09, 2005
MXO (25) Mixed Use Office Emphasis
RAT K-RAT Core Habitat Preserve Areas (Sphere)

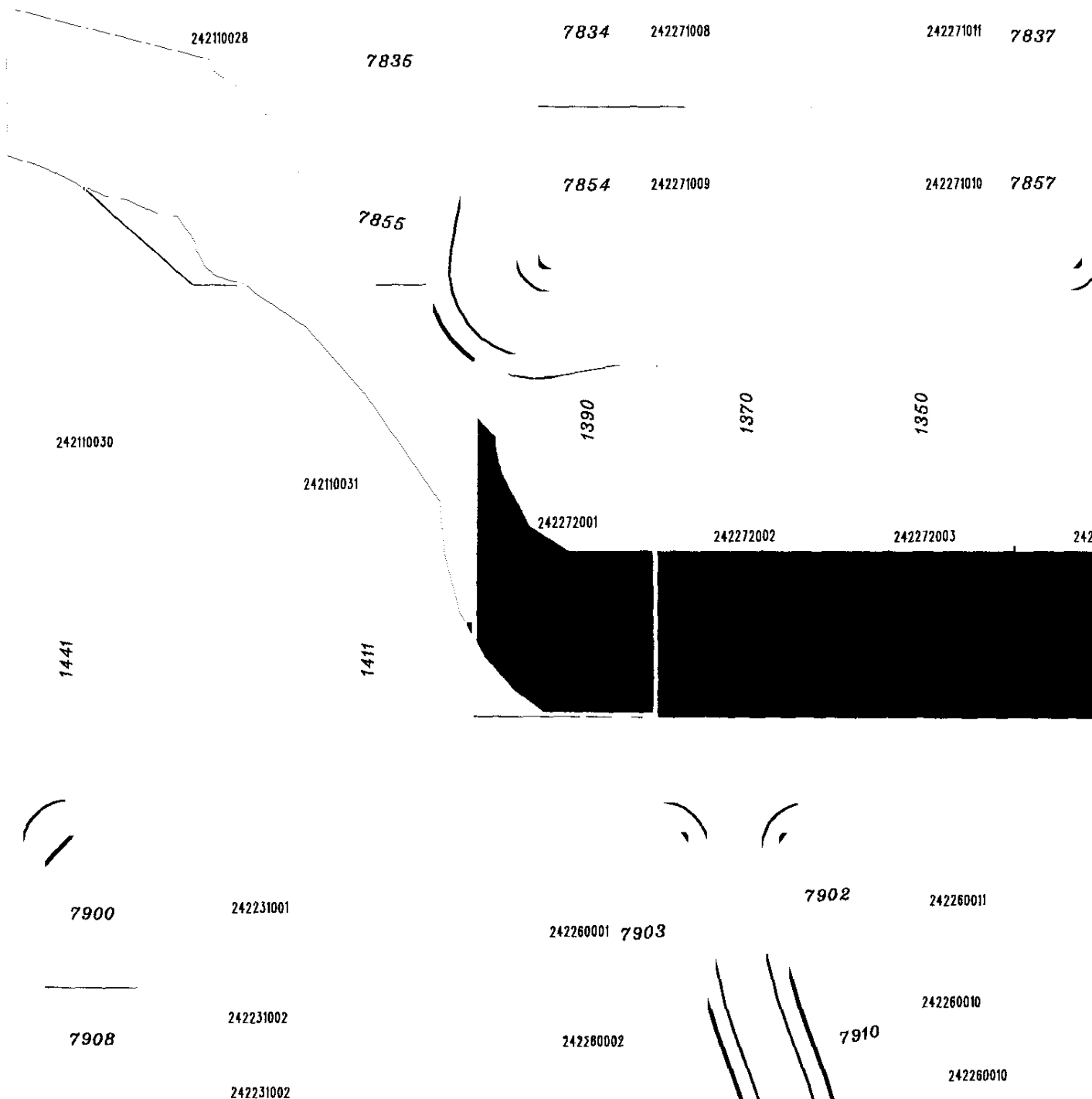


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Proposed GP

Symbology



A Agricultural
A/RR Agricultural/Rural Residential
B/OP Business/Office Park
C Commercial
CRC Commercial Regional Center
DSP Downtown Specific Plan
HDR High Density Residential
HR Hillside Residential



I Industrial
LDR Low Density Residential
MDR Medium Density Residential
MHDR Medium High Density Residential
MU-N Mixed Use - Neighborhood
MU-U Mixed Use - Urban
MU-V Mixed Use - Village
O Office



OS Open Space/Natural Resources
P Public Park
PF Public Facilities - Institutions
PR Private Recreation
RAT K-RAT Core Habitat Preserve Areas
SRR Semi Rural Residential
VHDR Very High Density Residential
VLDR Very Low Density Residential

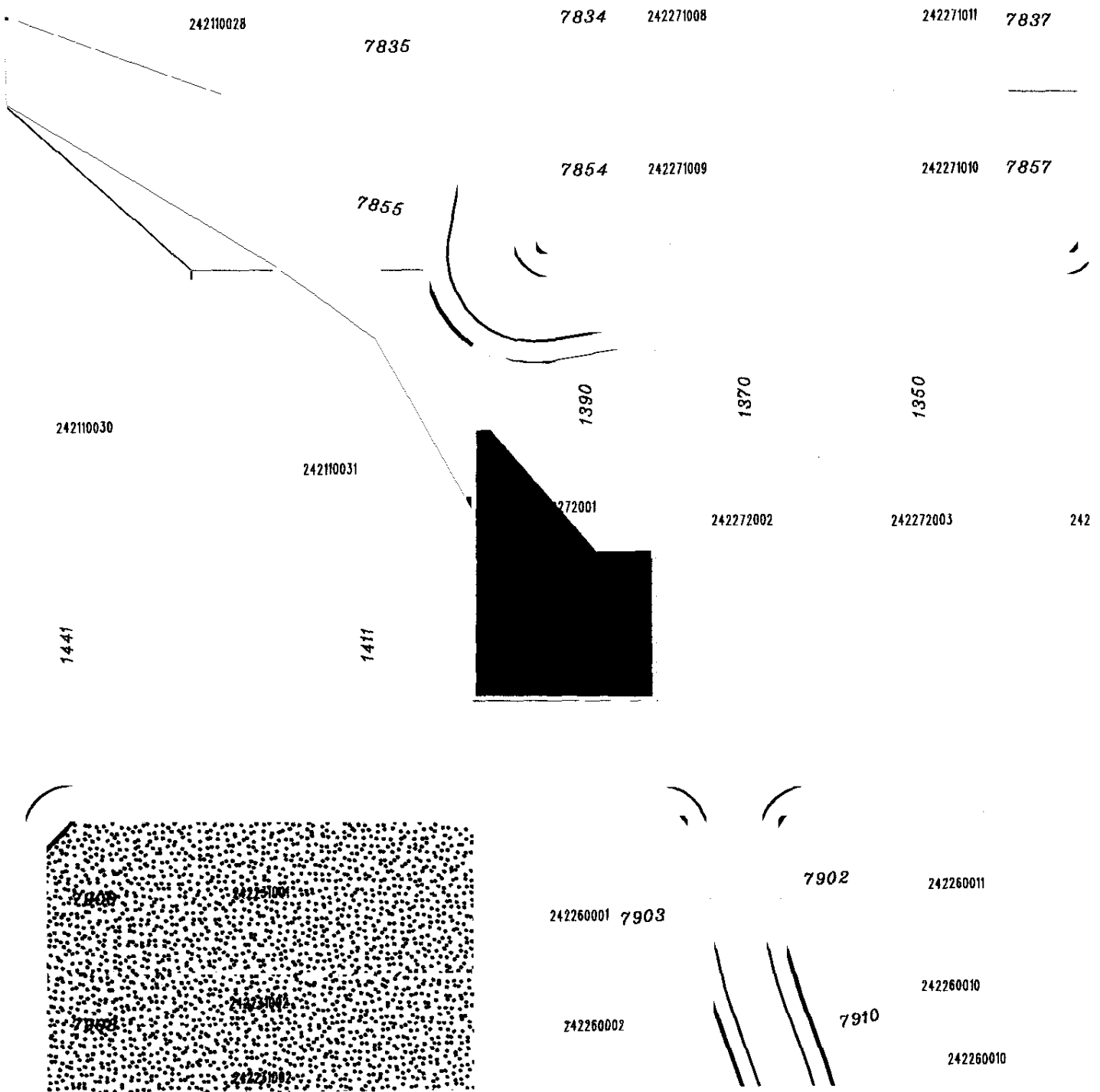
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— ROW Line
— Parcel Line
— Assessor Parcel Line
- - - Project Limits Boundary
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Proposed Zoning

Symbology

- Airport
- Business and Manufacturing Park
- Commercial General
- Commercial Retail
- Commercial Regional
- DSP - Almond Street
- DSP - Health Care
- DSP - Justice Center

- DSP - Market Street Gateway
- DSP - Neighborhood Commercial
- DSP - North Main Street
- DSP - Prospect Place Office
- DSP - Raincross District
- DSP - Residential District
- General Industrial
- Office Zone

- Public Facilities
- R-1-1/2 Acre
- R-1-10500
- R-1-13000
- R-1-7000
- R-1-8500
- R-3-1500
- R-3-2000
- R-3-2500

- R-3-3000
- R-3-4000
- R-4
- Residential Agricultural
- Residential Conservation
- Residential Estate
- Rural Residential
- Railway Zone
- Mixed Use Neighborhood

- Mixed Use Urban
 - Mixed Use Village
 - Water Course Overlay
 - Curb face
 - Edge of Pavement
 - Unpaved Roadway
 - Edge of Pavement / Berm
 - ROW Line
 - Parcel Line
 - Assessor's Parcel Line
- 1 inch = 100 feet
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From: "Donald SUAREZ" <DSUAREZ@ussl.ars.usda.gov>
To: <Dijenkins@riversideca.gov>
Date: 02/17/2005 5:18:07 PM
Subject: zoning

Ms. Diane Jenkins,

I attempted to contact you several times today regarding the Public hearing before the planning commission regarding General Plan 2025 and a zoning change for my house. As I was not able to contact you, I left a message on your answering machine as requested. I have not received a return call as of 5:055 pm thus I am writing my concerns, regarding location AP 268190003 and case number P04-0178.

I object to any zoning changes on my property that increase public access; or restrict my ability to, fence the property, construct small storage buildings, plant trees or construct small retaining walls for erosion control.

I consider this email as acceptable written correspondence delivered to the Planning Dept.

Thank you,

Donald Suarez

951 7804730 home
951 3694815 work



Aerial 2003

Symbology

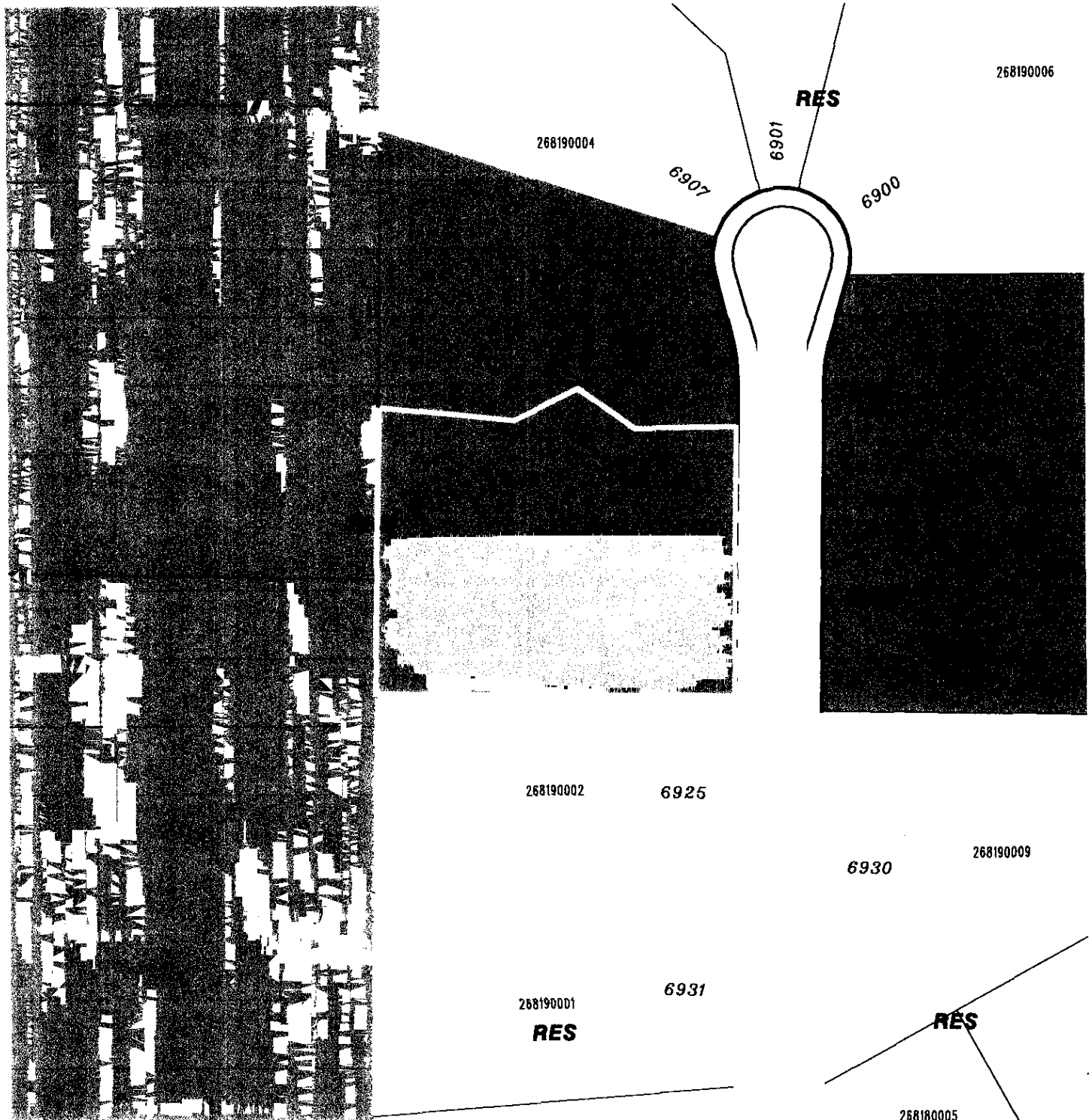
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Existing GP

Symbology

	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
	Parcel Line
	Assessor Parcel Line
	Project Limits Boundary
	City Limits
	RAR (1) Residential Rural and Residential
	RHS (2) Residential Hillside

	RES (4) Residential Estate
	RSR (5) Residential Semi-Rural
	RLD (6) Residential Low Density
	RMD (7) Residential Medium Density
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	RHD (9) Residential High Density
	CBO (10) Commercial Business and Office

	CSV (11) Commercial Service
	CSC (12) Commercial Center
	CAP (13) Commercial Automotive Park
	DSP (14) Downtown Specific Plan
	IBP (14) Industrial Business Park
	ILT (15) Industrial Light
	IGN (16) Industrial General

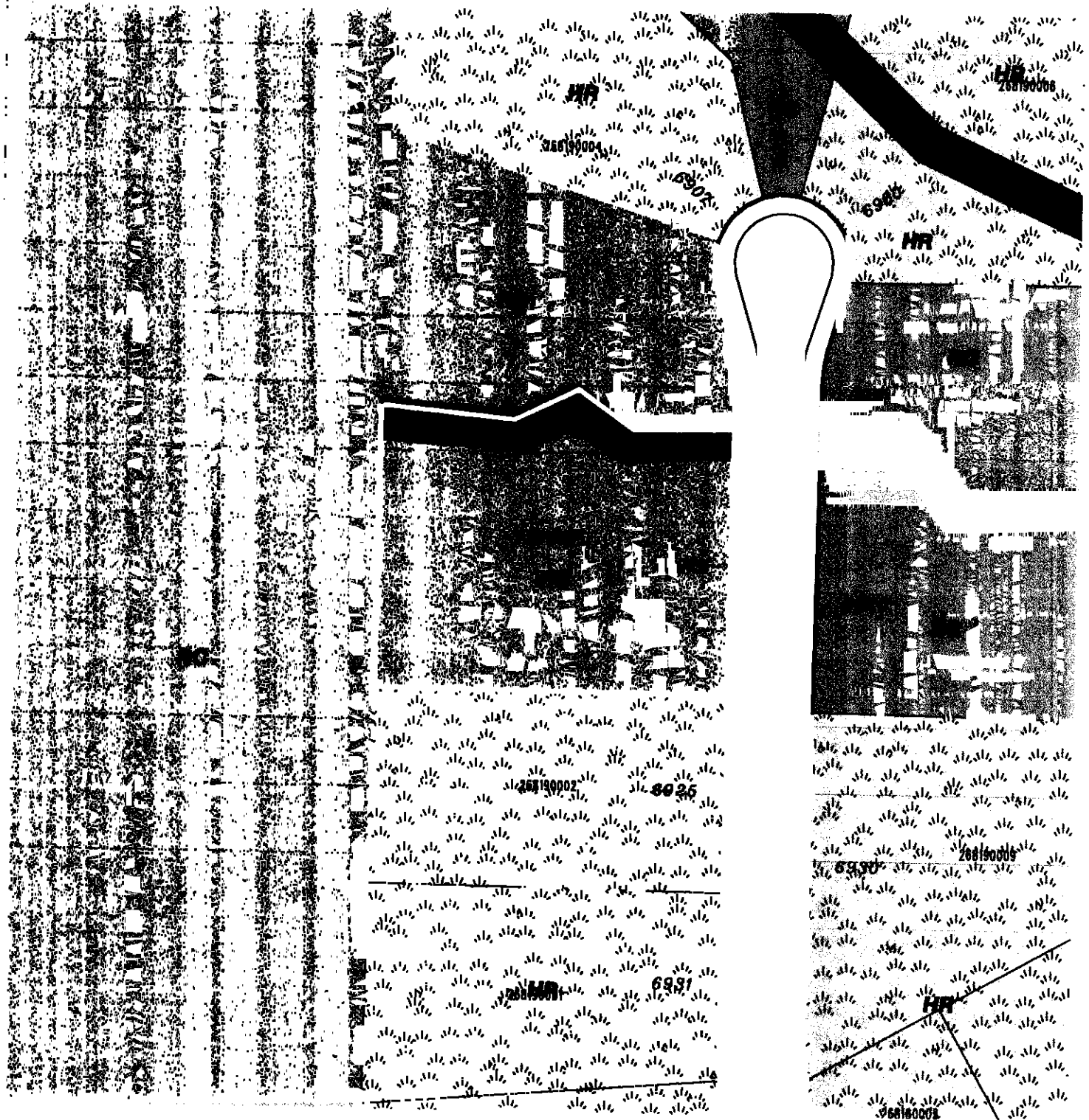
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MXO (25) Mixed Use
Office Emphasis
RAT K-RAT Core Habitat
Preserve Areas (Sphere)



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Existing Zoning

Symbology

—	Curb face
- - -	Edge of Pavement
- - -	Unpaved Roadway
- - -	Edge of Pavement / Berm
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- - -	Parcel Line
- - -	Assessor Parcel Line
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- - -	City Limits
HR	HR
RR	RR
RA	RA

RA-2
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R-1-80
R-1-100
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R-2

R-3-H
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R-3-30
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C-1-A
CL

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M-1
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DSP-AS
DSP-HC

DSP-JC
DSP-MSG
DSP-NC
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WC
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768'98004

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Proposed GP

Symbology



- A Agricultural
- A/RR Agricultural/Rural Residential
- B/OP Business/Office Park
- C Commercial
- CRC Commercial Regional Center
- DSP Downtown Specific Plan
- HDR High Density Residential
- HR Hillside Residential



- I Industrial
- LDR Low Density Residential
- MDR Medium Density Residential
- MHDR Medium High Density Residential
- MU-N Mixed Use - Neighborhood
- MU-U Mixed Use - Urban
- MU-V Mixed Use - Village
- O Office



- OS Open Space/Natural Resources
- P Public Park
- PF Public Facilities - Institutions
- PR Private Recreation
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- SRR Semi Rural Residential
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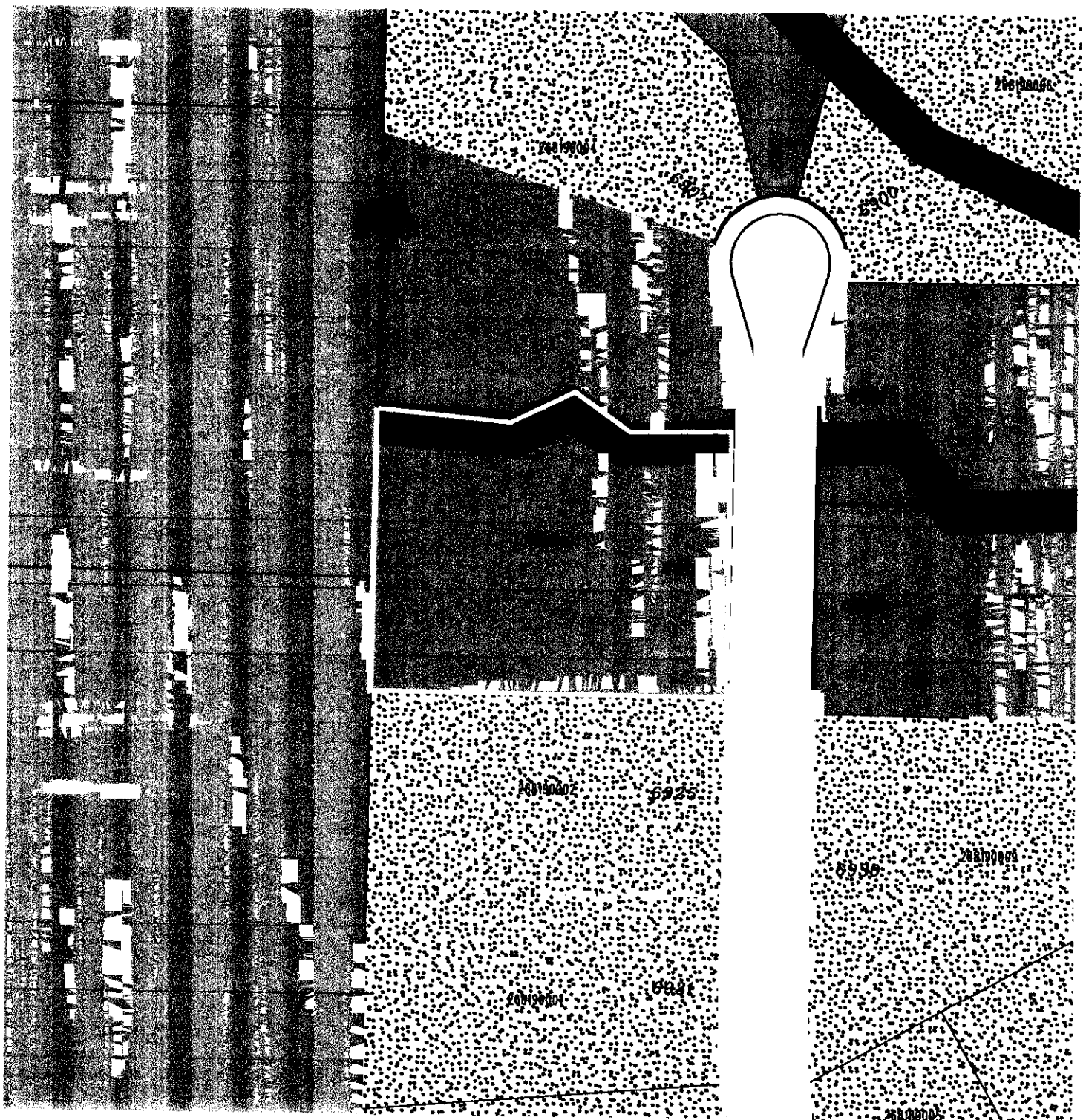
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Proposed Zoning

Symbology

	Airport		DSP-Market Street Gateway		Public Facilities
	Business and Manufacturing Park		DSP-Neighborhood Commercial		R-1-1/2 Acre
	Commercial General		DSP-North Main Street		R-1-10500
	Commercial Retail		DSP-Prospect Place Office		R-1-13000
	Commercial Regional		DSP-Raincross District		R-1-7000
	DSP-Almond Street		DSP-Residential District		R-1-8500
	DSP-Health Care		General Industrial		R-3-1500
	DSP-Justice Center		Office Zone		R-3-2000
					R-3-2500
					R-3-3000
					R-3-4000
					R-4
					Residential Agricultural
					Residential Conservation
					Residential Estate
					Rural Residential
					Railway Zone
					Mixed Use Neighborhood

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	Mixed Use Urban
	Mixed Use Village
	Water Course Overlay
	Curb face
	Edge of Pavement
	Unpaved Roadway
	Edge of Pavement / Berm
	ROW Line
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